Purpose of Request

This request seeks approval for Sprint PCS to install a wireless communication facility with a flagpole design at the Paradise View Villas Condominiums, located at 7609 East Indian Bend Road.

Sprint PCS has an existing wireless facility located on the roof of the Holiday Inn at 7601 East Indian Bend Road. According to the property owner, the hotel is scheduled for demolition and redevelopment with residential uses in 2004. As a result of the planned demolition, Sprint PCS needs to replace the wireless facility. Because the site is an existing facility within Sprint's network, there is a significant limitation on acceptable area and height for the replacement facility.

This proposal is to install a stealth wireless facility with a dual flagpole design on a site that is adjacent to the south side of the hotel property. The dual flagpole design is similar to a design constructed by Sprint PCS at Scottsdale Ranch near the intersection of 100th Street and Shea Boulevard. This design will serve to minimize any potential visual impact and is located over 300 feet from the nearest single-family residential lot.

General Background

Sprint PCS and its affiliates have acquired licenses form the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") throughout the United States. These licenses include the City of Scottsdale, the remainder of Maricopa County and other counties in the State of Arizona. This regional system operates under the name of Sprint PCS and is part of an integrated nationwide network of coverage.

The telecommunication facility which Sprint proposes to construct is necessary in order to provide PCS services to the surrounding community, including traditional cellular services such as wireless telephone service and new services not available under traditional analog cellular systems, such as wireless internet connections and wireless data transmission. Sprint's PCS technology operates at various radio frequency ("RF") bands between approximately 1,800 and 2,000 megahertz and utilizes a digital (rather than analog) wireless voice and data transmission system. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to signal interference are within the sole province of the FCC.

Like traditional cellular phone systems, PCS operates on a grid system, whereby overlapping "cells" mesh to form a seamless wireless network. The technical criteria for establishing cell sites are very exacting as to both the height and location of the telecommunication facility. Based upon computerized engineering

studies that take into account, among other things, local population density, traffic patterns and topography, Sprint's RF engineers have identified the necessary locations for PCS sites in the City of Scottsdale and other jurisdictions in Maricopa County.

Description of Proposal

Once the RF engineers have established "search rings" for the location of wireless communication facilities, Sprint attempts to locate existing wireless facilities suitable for collocation and other existing vertical elements that may be suitable for the location of a wireless communication facility. If no existing wireless facilities or suitable vertical elements exist, Sprint reviews the potential for development of a new wireless facility. In this application, Sprint must relocate an existing wireless communication facility because the site on which it is relocated is being redeveloped, necessitating the removal of the existing site. Because this is the relocation of an existing facility and part of a larger developed network, the new facility must be located in relative close proximity to the existing site to minimize potential negative impact on the network operation.

This proposal is to install a stealth wireless facility designed as a dual flagpole facility on a site that is adjacent to the south side of the hotel property. The dual flagpole design allows for smaller diameter poles because, instead of placing the three required antenna panels in one flagpole as they are typically designed, the antenna panels have been split between the two proposed flagpoles. The flagpole with two antenna panels will have a diameter of 14" and the single antenna flagpole will have diameter of 12". Similar flagpole facilities have been successfully used in other locations to provide wireless service with a design that is sensitive to the surrounding area. The facility will not include any microwave antennas or whip antennas, only the antenna panels that are located within the flagpole.

The antenna height within the flagpole is lower than the existing antenna height on the hotel. One of the flagpoles will have a maximum height of 47 feet to the top of the pole, not including the flagpole truck, and the second flagpole will have a maximum height of 45 feet. The antenna and pole heights were lowered to the maximum possible and still allow system coverage over the three story condominiums that are under construction to the south of the proposed facility location, which have a maximum height of 37 feet to the roof ridge line.

The location of the ground equipment was chosen to eliminate any potential visual impact of the facility. It has been placed in an area behind the trash enclosure area. The equipment will be enclosed within a masonry walled area, designed to match the existing perimeter wall. The access gate to the equipment area will match the existing gates for the development, with the exception that there will be a solid metal screen attached to the gate to preclude visibility into the equipment area.

The equipment located in the ground space area includes a power cabinet, a power protection cabinet, a battery cabinet and three radio cabinets. The initial site development will include only one radio cabinet, with two additional cabinets to be added in the future.

The mechanical equipment area is not staffed and, upon completion, will only require infrequent maintenance visits (approximately one visit per month). The site is entirely self-monitored by sophisticated computers which connect directly to a central office, and which alert personnel to equipment malfunction or breach of security. Most importantly, no smoke, debris or other nuisances will be generated by the telecommunication facility.

The site location is approximately 310 feet north of an existing residential area south of the condominiums. The condominiums, which contain two and three story units, will provide a visual buffer between the site and the residences to the south. Condominiums also exist to the west, with an approximately 580 foot separation between the proposed facility and the nearest residential unit to the west.

Conformance with Use Permit Criteria

Based upon the design and location of the facility described above, this wireless communication facility complies with the Use Permit Criteria for wireless communication facilities.

The site location provides a significant separation from existing residential development and has been placed so that two and three story condominiums visually screen the site from the closest single-family area. Additionally, the facility is in close proximity to three-story condominiums that under development, which provide a context for the proposed flagpole heights. These three-story condominiums and the palm trees that exist in the perimeter landscaping of the condominiums allow the WCF to blend with other similar vertical objects and not be intrusive in its setting or obtrusive to views. Any potential visual impact is further minimized by the flagpole design.

Review of Alternate Locations

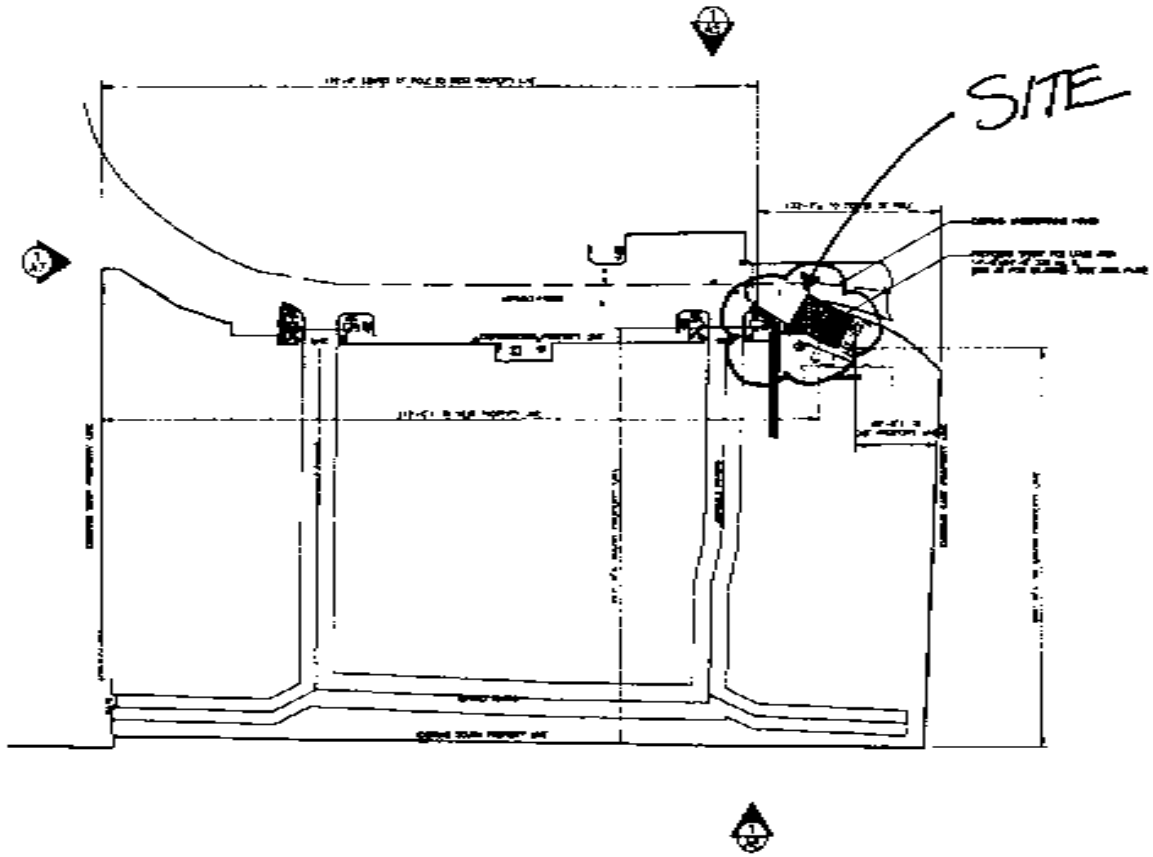
As part of the Sprint PCS process to develop site locations, several sites were reviewed in the general vicinity to determine the appropriate location to serve the engineering requirements for the site while considering the zoning requirements for the City of Scottsdale. The locations considered prior to the selection of this site were:

1. 12kv Utility poles along Indian Bend Road – The majority of these poles are in areas zoned Open Space (OS). The OS zoning category only allows the use of utility poles of 69kv or greater. There are two poles in an area zoned R-4 that are adjacent to an area with sufficient room for the Sprint PCS ground equipment. However, those poles will be affected by future road improvements currently being designed for Indian Bend Road. Given the possibility that those poles may be relocated or removed as part of the road improvement project, they are not a viable alternative.
2. 12kv utility poles along canal adjacent to golf course – Zoned OS and unavailable for use.
3. Tower element at McCormick Railroad Park - Tower is occupied by an Alltel facility, at an antenna center of approximately 40 feet. According to Alltel, they have three antennas per sector at this facility, leaving no room for Sprint at that height. The lower height that may be available in the tower will not meet the needed RF design to accommodate the replacement of the existing facility. Additionally, this site is too close to other existing Sprint sites on Scottsdale Road.
4. There were no other wireless communication facilities within the search area, thereby eliminating the potential for co-location on another communication facility.

Based upon this analysis and consultation with the Planning Department, the option to develop a stealth flagpole design was determined to create the least possible impact. Flagpoles are currently located on the hotel site that is planned for removal and redevelopment with residential uses.

Summary

As part of Sprint's review process for the selection of a site, a thorough review of the area surrounding the existing facility was conducted and City personnel were consulted to determine preferred locations. Because this is a relocation site, the possible search area and the zoning ordinance requirements did not provide any viable opportunities for co-location. However, a stealth design was possible and was located to minimize any potential visual impact.



NOTES:
1. LESS THAN 1 ACRE WILL BE DISTURBED IN THIS CONSTRUCTION
2. NO NATIVE PLANTS ARE TO BE DISTURBED DURING THIS CONSTRUCTION
3. NO NATIVE PLANTS ARE PROPOSED IN THIS PROJECT

OVERALL SITE PLAN

Sprint

11/17/03

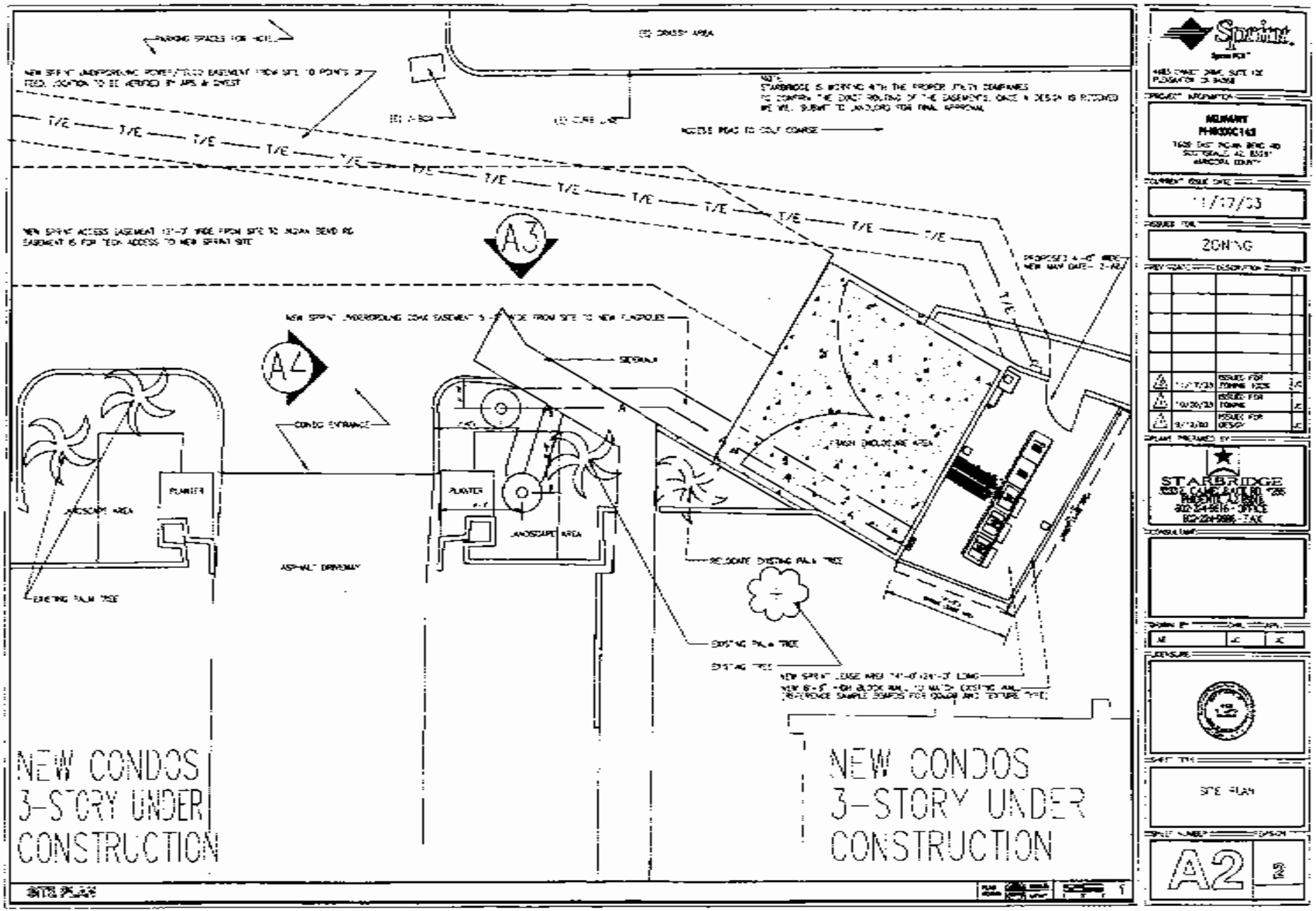
ZONING

OVERALL SITE PLAN

A1

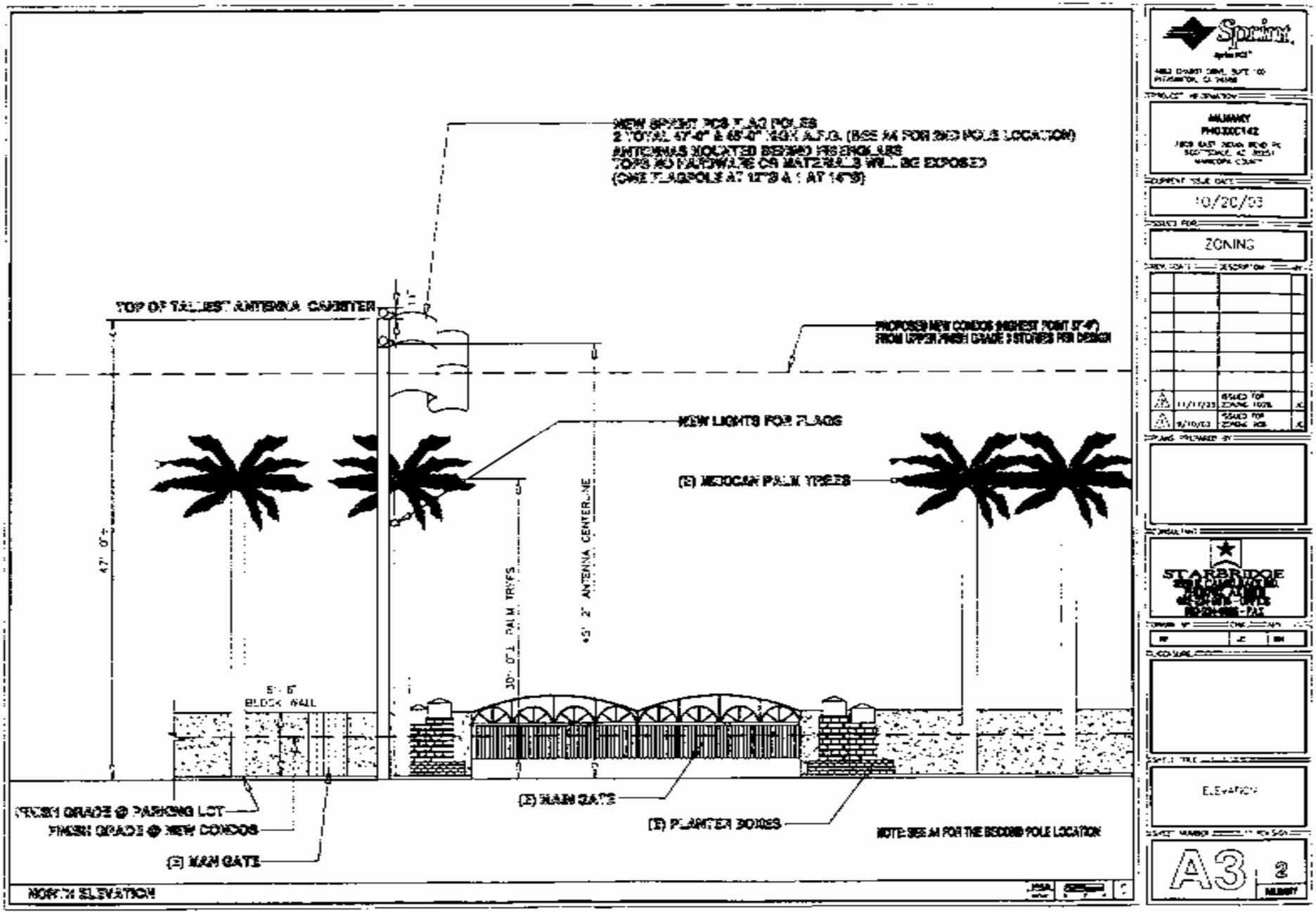
SITE PLAN

ATTACHMENT #9



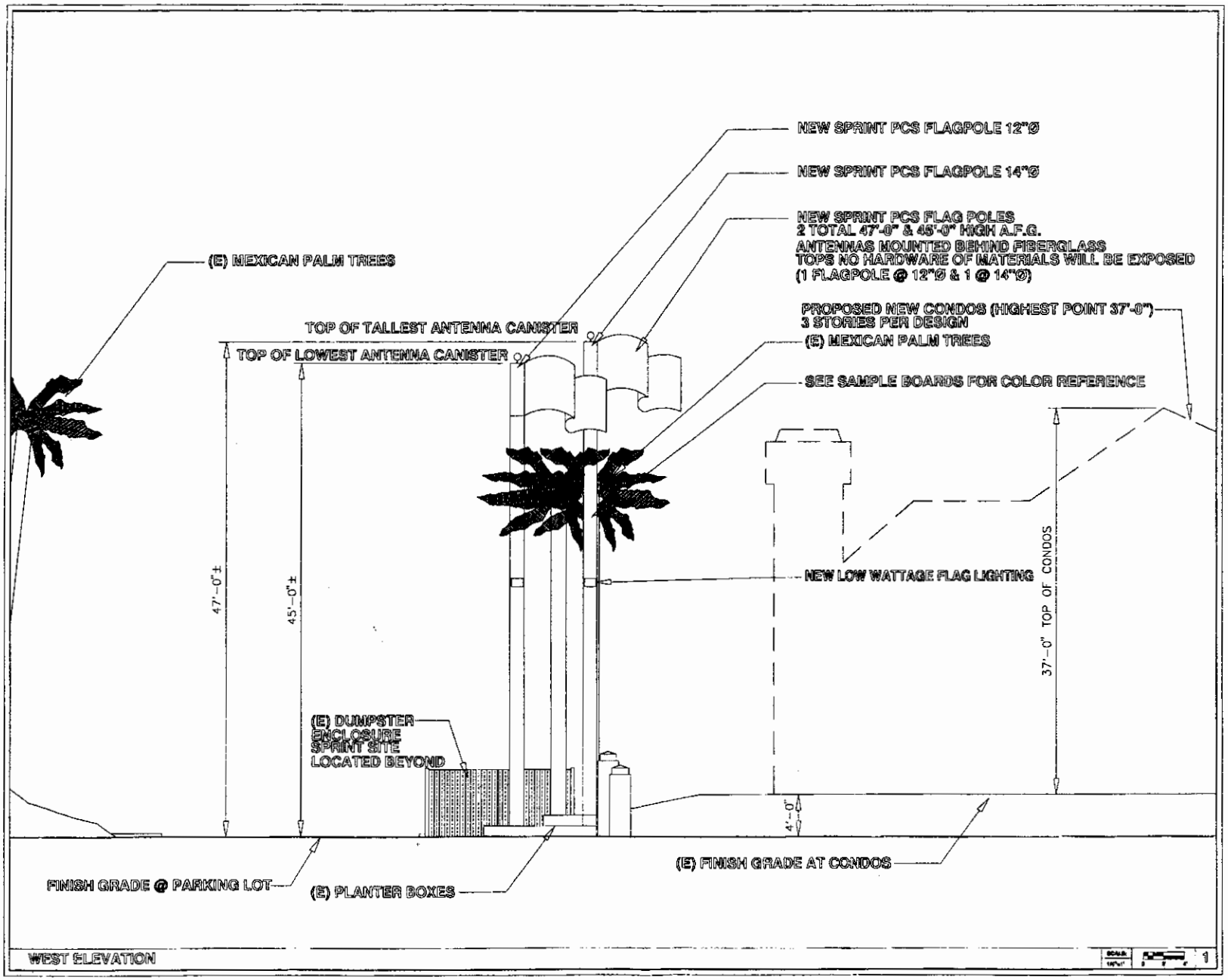
CLOSE-UP SITE PLAN

ATTACHMENT #10



NORTH ELEVATION

ATTACHMENT #11



Sprint
Sprint PCS
4683 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:

MUMMY
PH03XC142
7609 EAST INDIAN BEND RD.
SCOTTSDALE, AZ. 85251
MARICOPA COUNTY

CURRENT ISSUE DATE:
11/17/03

ISSUED FOR:
ZONING

REV.	DATE:	DESCRIPTION:	BY:
2	11/17/03	ISSUED FOR ZONING 100%	JC
1	9/10/03	ISSUED FOR DESIGN REVIEW	JC

PLANS PREPARED BY:

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DRAWN BY:	CHK.:	APV.:
RP	JC	RH

LICENSURE:

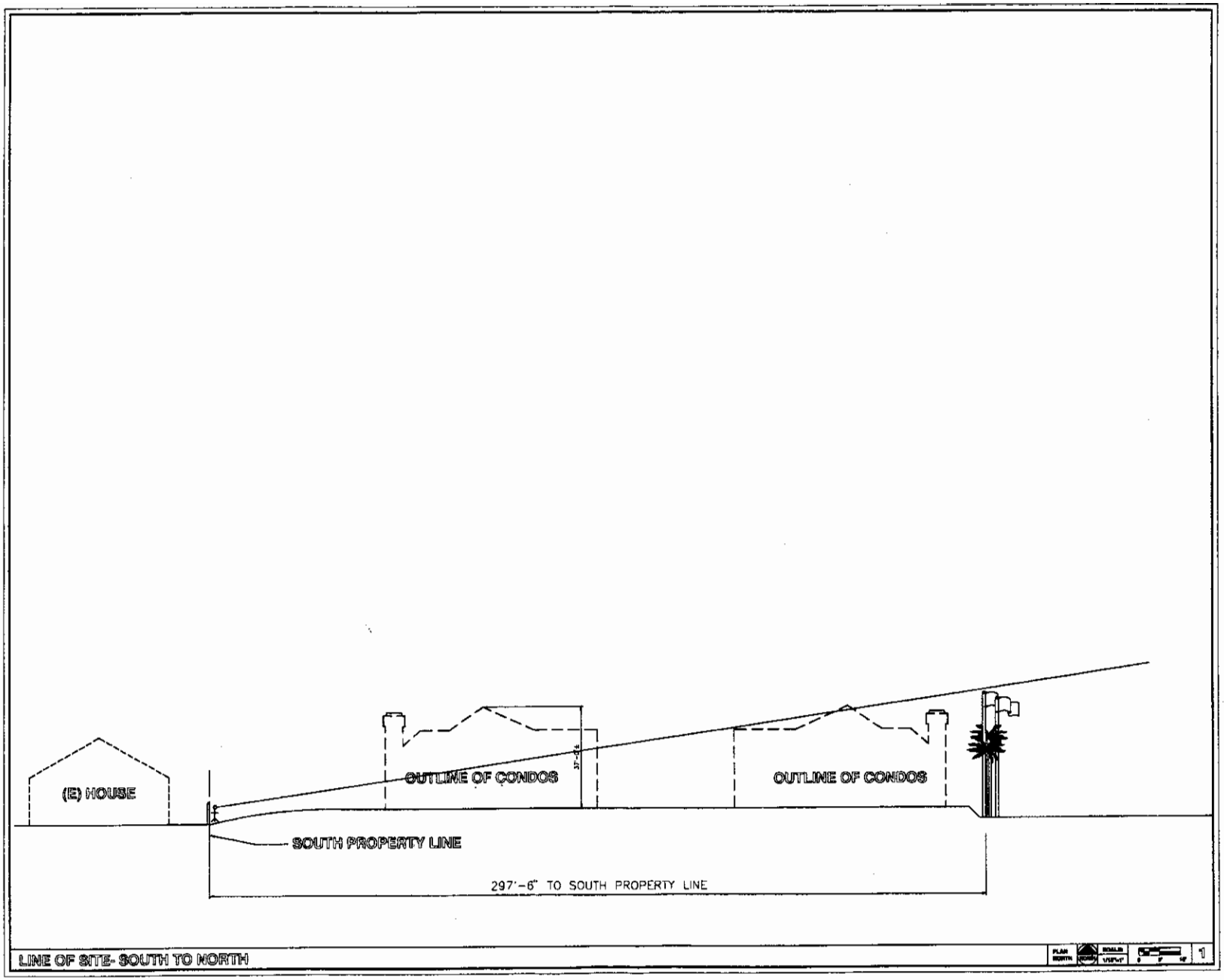
SHEET TITLE:
ELEVATION

SHEET NUMBER: A4 REVISION: 2
MUMMY

32-UP-2003
11/24/03

WEST ELEVATION

ATTACHMENT #12



Sprint
Sprint PCS™
4683 CHABOT DRIVE, SUITE 100
PLEASANTON, CA 94588

PROJECT INFORMATION:
MUMMY
PH03XC142
7608 EAST INDIAN BEND RD.
SCOTTSDALE, AZ. 85250
MARICOPA COUNTY

CURRENT ISSUE DATE:
11/17/03

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION:	BY:
1	11/17/03	ISSUES FOR ZONING 100%	JC

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CONSULTANT:

DRAWN BY:	CHK.:	APV.:
JP		JC

LICENSURE:

SHEET TITLE:
LINE OF SITE
SOUTH TO NORTH

SHEET NUMBER: A7 REVISION: 1
MUM

LINE OF SITE MAP

ATTACHMENT #13